

650,000± SQUARE FEET



HARFORD CORPORATE PARK

505 ADVANTAGE WAY • HARFORD COUNTY • MARYLAND

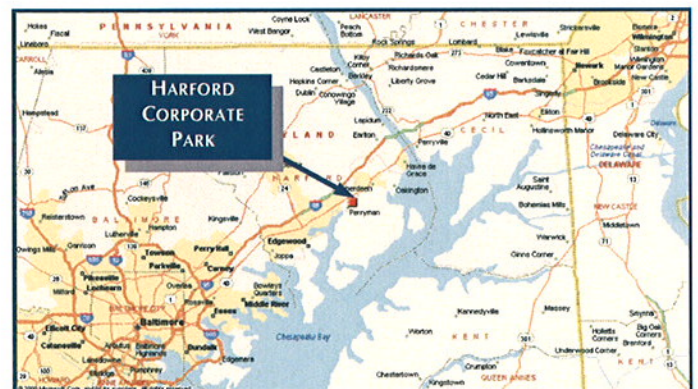
- ✦ **650,000± SQUARE FEET UNDER CONSTRUCTION**
- ✦ **ACCESS TO I-95 VIA ROUTE 543**
- ✦ **36' CLEAR CEILING HEIGHTS**
- ✦ **ABUNDANT TRAILER STORAGE**
- ✦ **ENTERPRISE ZONE**

FOR MORE INFORMATION CONTACT:

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Preston Partners, Inc.

Commercial Real Estate Services

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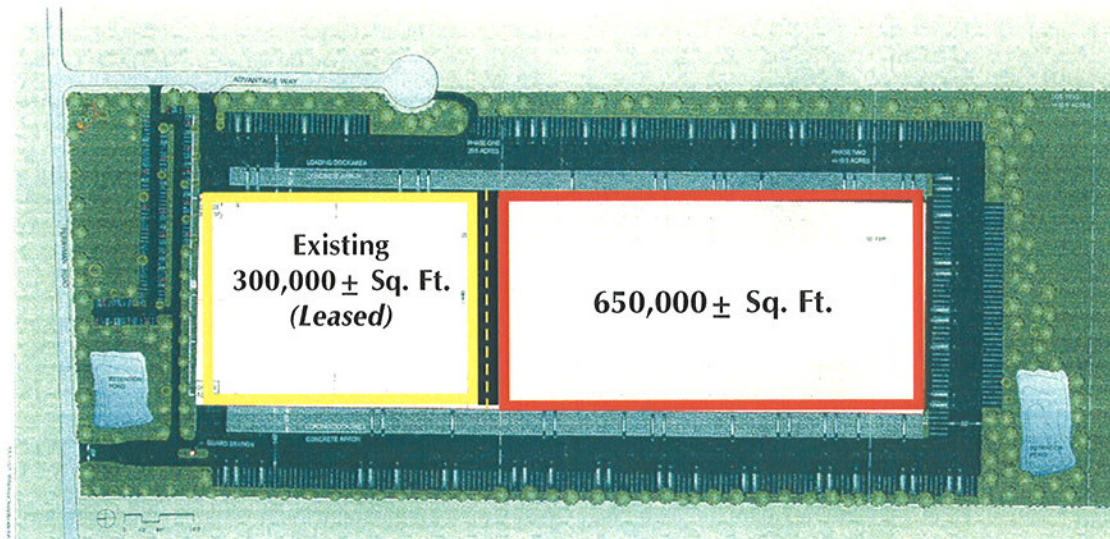
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505 ADVANTAGE WAY ♦ HARFORD COUNTY ♦ MARYLAND



-  300,000 ± SQUARE FEET EXISTING (LEASED)
-  650,000 ± SQUARE FEET - BUILDING PERMIT IN PLACE

BUILDING FEATURES

SIZE:	650,000 ± square feet	LOADING:	Dock Doors: 120 - 9'x10' doors
ACREAGE:	29 ± acres		Drive-in(s): 2 - 12' x 14'
CEILING HEIGHT:	36 feet clear	LIGHTING:	30' candle metal halide; 400 watt fixture with shatterproof lenses
COLUMN SPACING:	50' x 50'	TRUCK COURT:	165 foot court
SPRINKLER SYSTEM:	ESFR	RAIL:	Norfolk Southern served
HEAT:	Gas fired Cambridge rotation units		
TRAILER PARKING:	158 spaces		

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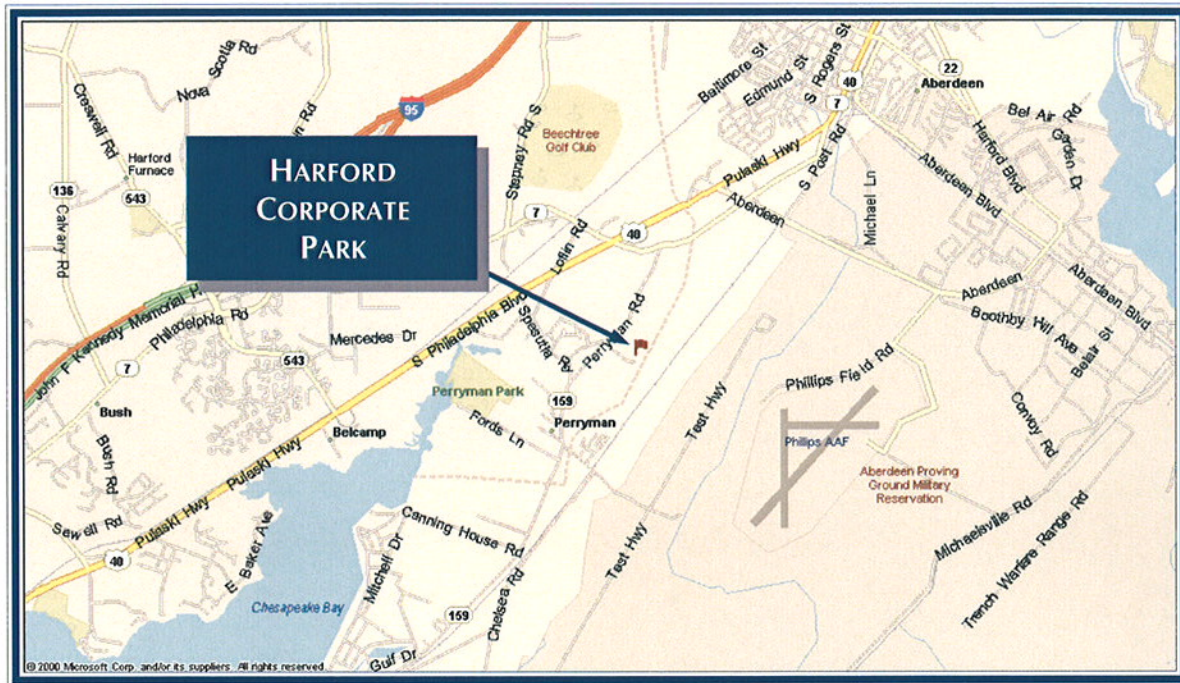
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HARFORD CORPORATE PARK

ADDRESS:	505 Advantage Way Aberdeen, Harford County, Maryland
BUILDING SIZE:	650,000± Square Feet
SPACE DIMENSION	1,250' Length x 480' Width
CONSTRUCTION TYPE:	Concrete Tilt-up
OFFICE:	Build-to-suit
CEILING HEIGHT:	36' Clear minimum
LOADING:	Dock Doors: 120± - 9' x 10' doors Drive-in(s): 2 - 12' Width x 14' Height
COLUMN SPACING:	50' deep x 50' wide
TRUCK COURT:	165 feet with 60' concrete dolly pad
TRAILER STORAGE:	158± spaces
HEAT:	Gas-fired Cambridge units
SPRINKLER:	ESFR
ELECTRICAL:	2,000 AMPS
OCCUPANCY:	TBD
RENTAL RATE:	\$4.50, PSF, NNN
COMMENTS:	Class "A" distribution center with excellent access to I-95. Located in an enterprise zone.

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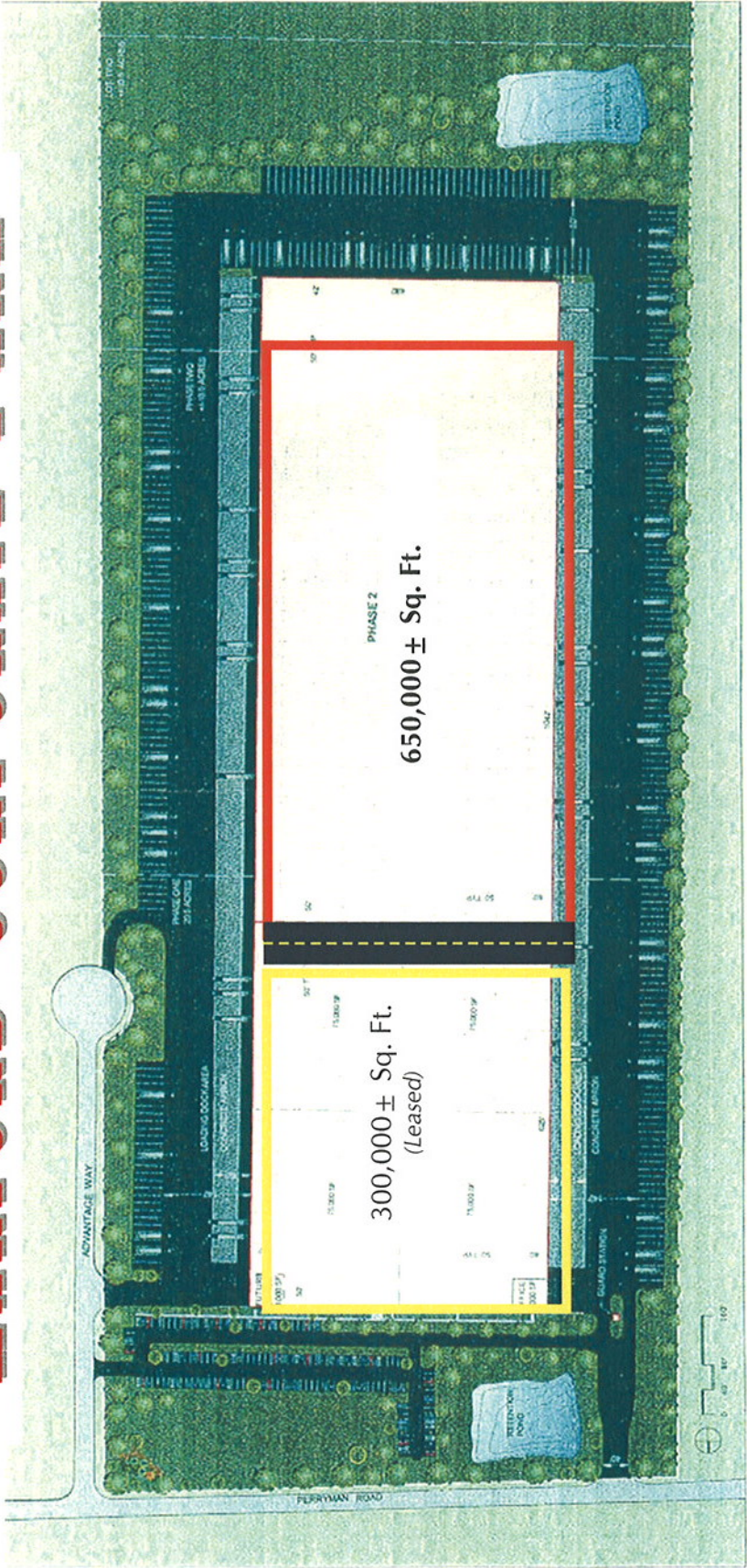
Commercial Real Estate Services

HARFORD CORPORATE PARK



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